

**Minutes of Special and Regular Meetings Of Belmont City Council
Tuesday, April 22, 2003**

SPECIAL MEETING 7:00 P.M.

CLOSED SESSION

**Conference with legal counsel, existing litigation, pursuant to
Government Code Section 54956.9, San Mateo Superior Court Case
No. CIV419903, Mazzilli v. City of Belmont.**

Councilmembers Present: Metropulos, Bauer, Warden, Wright

Councilmembers Absent: None

Staff Members Present: City Manager Kersnar, City Attorney Savaree,
Deputy City Attorney Mark Zafferano. City Clerk Cook was excused from
attending.

Adjournment – at this time, being 7:25 P.M., the Special Meeting (Closed
Session) of the Belmont City Council was adjourned.

Terri Cook
City Clerk

Meeting not tape-recorded or videotaped.

REGULAR MEETING

CALL TO ORDER, 7:30 P.M.

ROLL CALL

Councilmembers Present: Metropulos, Bauer, Warden, Wright

Councilmembers Absent: None

Staff Members Present: City Manager Kersnar, Assistant City Manager Rich,
City Attorney Savaree, Community Development Director Ewing, Public
Works Director Davis, and City Clerk Cook.

Pledge of Allegiance

Led by City Clerk Cook.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Wright reported that direction was given, but no action was taken during the Closed Session held earlier in the evening.

SPECIAL PRESENTATIONS

Presentation by Sequoia Hospital CHW Board of Directors regarding its plan for a new hospital.

Glenna Vasquelles, President of Sequoia Hospital, stated that Sequoia Hospital in Redwood City was built 52 years ago. She also stated that State law now requires that all acute care facilities meet seismic standards by 2008, but that date can be extended to 2013 if plans are under way for a new or rebuilt facility. She reported that during the past five years the Sequoia Hospital Board has evaluated four options in order to meet this State requirement. She stated that the existing facility has 400 beds, but is never full, and that some outpatient services are currently provided off site. She explained that Sequoia's vision is to build a new campus in a new location, which will include a 150-bed acute care facility, skilled nursing, and consolidated outpatient care. She further clarified that funds to build the new facility would come from monies already set aside for capital improvements, and there would be no request from the public for a new tax. She also stated that the resolution on the City Council's Consent agenda was to seek approval in concept for a new facility at a new location. She clarified that no decision had been reached about what to do with the existing property once the new facility is built.

Ms. Vasquelles also stated that Sequoia is currently in negotiation for a site in Redwood City along the Highway 101 corridor, and that if they are able to secure that property, they plan to break ground in 2005, with building completion scheduled for 2009.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Judi Allen, Alameda de las Pulgas, stated that she had sent an email to Council regarding Item 4-M (City Contract 439) on the Consent Agenda, and requested it be removed for separate consideration.

COUNCIL MEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Warden announced that he and Community Development Director Ewing would be attending a workshop from 1-4 p.m. at the San

Mateo City Hall on April 24, 2003, hosted by Assemblyman Gene Mullin, regarding securing funding for low-to-moderate income housing projects.

Mayor Wright announced that there would be a Candidate's Forum for June's City Council Election to be held on April 30 from 7:00 – 8:30 P.M., in the Senior Community Center, and the Forum was sponsored by the neighborhood associations and the League of Women Voters. He also stated the broadcast schedule of the videotaped Forum was available from the City Clerk's Office.

Mayor Wright also announced that the City was collecting used cell phones for recycling, and that a contribution would be made to the Belmont Safe Schools Program for each cell phone collected.

CONSENT CALENDAR

Councilmember Warden requested the removal of item 4-H (Sequoia Hospital) for separate consideration. Mayor Wright announced that this item and Item 4-M (CCN 436) would both be removed from the Consent Agenda.

ITEMS APPROVED ON THE CONSENT CALENDAR

Approval of meeting minutes: Regular Meeting of March 25, 2003.

Approval of Warrant List Dated: April 4, 2003, in the total amount of \$772,820.48, and dated April 11, 2003, in the total amount of \$157,930.09.

Acceptance of Written Communication: 1) Public Utilities Commission document dated March 4, 2003, Opinion Adopting Stipulation regarding 1998 Electric Distribution Plant.

Motion to approve Claims Management Report.

Motion to waive reading of Ordinances.

Adoption of Ordinance 986 amending Chapter 15, Offenses - Miscellaneous; Article II, Weapons; Division 2, Firearms; and Division 3, Prohibition on the Sale of Saturday Night Specials, Also Known as Junk Guns.

Approval of Resolution 9391 authorizing continued participation in the City/County Association of Governments (C/CAG) of San Mateo County and approval of the Joint Powers Agreement.

Motion to approve Designation of Councilmember Bauer as Voting Delegate for Special Meeting of the League of California Cities General Assembly.

Approval of Resolution 9392 Declaring April 28–May 4, 2003 Mosquito and Vector Control and West Nile Virus Awareness Week.

Approval of Resolution 9393 approving a Professional Services Agreement with Inside Source, Inc., to provide Design and Furniture Planning Services for the Police Facility/City Hall Project. (NTE \$6,500).

Approval of Resolution 9394 Authorizing the Finance Director to Execute a Modification to a Compensation Schedule for Special Assessments with the County of San Mateo.

Approval of Resolution 9396 authorizing a Professional Services Agreement with MIG, Inc. to manage Preparation of a Community-wide Vision Statement and Authorization for Mayor and Vice-Mayor to Appoint Visioning Committees. (NTE \$99,000)

Action: On a motion made by Councilmember Metropulos, seconded by Councilmember Bauer, the Consent Calendar was unanimously approved by a show of hands, with the exception of Items 4-H and 4-M.

ITEMS REMOVED FROM THE CONSENT CALENDAR FOR SEPARATE CONSIDERATION

Consideration of Resolution in Support of Rebuilding Sequoia Hospital in Redwood City.

Councilmember Warden stated that hospitals are not good candidates for historic preservation, and that it is important that they be state-of-the-art. He also stated that he supports the resolution.

John Violet, Hainline Drive, stated that he agreed with Councilmember Warden's comment, and urged Council approval of the resolution to support a new Sequoia Hospital facility for future generations.

Action: On a motion made by Councilmember Warden, seconded by Councilmember Bauer, Resolution 9397 in Support of Rebuilding Sequoia Hospital in Redwood City was unanimously approved by a show of hands.

Consideration of a Resolution Approving Plans and Specifications, Authorizing Advertisement for Sealed Bids, Approving Award of Contract to the Lowest Responsible Bidder for an amount not to

exceed \$843,800.00, approving a Construction Contingency Not to Exceed \$84,380.00 and Authorizing the City Manager to Execute a Contract for Ralston Avenue and Alameda de las Pulgas Improvements, City Contract No. 439

Judi Allen, Alameda de las Pulgas, stated that she objected to the fact that the project includes the removal of parking spaces adjacent to her home. She stated that those parking spaces were included in the approval of the commercial plaza at 2040 Ralston Avenue. She further stated that the parking spaces provided a buffer for vehicles traveling northbound on Alameda. She also stated that this new project adds a lane of traffic on Alameda, and will divert traffic toward the homes. She said that the problem is vehicles attempting a left turn into Safeway.

Public Works Director Davis clarified that the lane striping is a minor part of a large paving project, and that the removal of parking spaces and the re-striping is intended to make vehicular traffic safer in the area. He clarified that no additional lanes of traffic will be added, but that an island will be created that will discourage left turns into the southern-most driveway at Safeway.

In response to Council questions, Public Works Director Davis stated if the Council delayed the action to call for bids on this project, the City was in danger of losing grant funding because it needed to award a contract by June 30. He suggested that the bid documents remain as is, and any potential striping changes could be handled with a change order, and the Council could give direction regarding potential changes at a later date.

Council concurred to move ahead with the bid documents at this time to avoid losing funding, but directed staff to bring the lane striping back for further discussion and direction.

Action: On a motion by Councilmember Bauer, seconded by Councilmember Metropulos, Resolution 9395 Approving Plans and Specifications, Authorizing Advertisement for Sealed Bids, Approving Award of Contract to the Lowest Responsible Bidder for an amount not to exceed \$843,800.00, approving a Construction Contingency Not to Exceed \$84,380.00 and Authorizing the City Manager to Execute a Contract for Ralston Avenue and Alameda de las Pulgas Improvements, City Contract No. 439, was approved unanimously by a show of hands, with the lane striping portion of the project to come back to Council for further direction.

PUBLIC/HEARINGS

Public Hearing to consider revisions to Section 8.4.6 (Community Service Uses) of the City of Belmont Zoning Code. The amendment will consider increasing required parking for Religious and Other Places of Assembly Uses.

Principal Planner de Melo stated that at its February 18, 2003 meeting, the Planning Commission voted 5-2 to adopt a resolution amending Section 8.4.6 of the Belmont Zoning Code, which modifies parking requirements for religious and other assembly purposes. He explained that the amendments require one parking space for each four fixed seats, or, if no fixed seats are available, the ratio is one parking space for each 60 square feet in the main meeting room.

Principal Planner de Melo clarified that other minor modifications to the zoning ordinance were incorporated into the current amendment in order to address discrepancies in the text language. He also stated that the staff report included a table of comparison of parking requirements from other cities in the area.

Mayor Wright opened the Public Hearing.

Adam Naser, Masonic Way, stated that this proposal represented a 30 percent increase in the parking requirement, and also stated that the sampling of comparison cities was small. He further commented that the proposal is strict, and that most cities were in the 1:4 or 1:5 range. He clarified that he could live with the proposed changes, but that they may prohibit businesses from establishing or growing in Belmont.

Action: On a motion by Councilmember Warden, seconded by Councilmember Bauer, and approved unanimously by a show of hands, the Public Hearing was closed.

In response to questions from Councilmember Bauer, Community Development Director Ewing clarified that existing business and institutions would be grandfathered in under the existing regulations, but that new facilities or any additional square footage on existing facilities would be bound by the new formula.

Action: On a motion by Councilmember Warden, seconded by Councilmember Bauer, Resolution 9398 adopting a Negative Declaration of Environmental Significance for a Zone Text Amendment to Section 8.4.6 of the Belmont Zoning Code was unanimously approved by a show of hands.

Action: On a motion by Councilmember Bauer, seconded by Councilmember Warden, and unanimously approved by a show of hands, to introduce an ordinance amending Section 8.4.6 of the Belmont Zoning Code No. 360 for Assembly Uses, to waive further reading, and set May 13, 2003 for the second reading and adoption.

OLD BUSINESS

Consideration of Resolution approving Professional Services Agreement with Field Paoli Architects for architectural consultant services for the Belmont Library and amending the FY 2003 Budget and approving a Supplemental Appropriation for this purpose (NTE \$35,700).

Finance Director Fil stated that this resolution was to approve architectural services to provide redesigns of the proposed new library at cost estimates of \$7 million, \$8.5 million, and \$10 million. These options assume no state grant money. He clarified that four firms responded to the request for proposal, two were interviewed, and the steering committee selected Field Paoli. He stated that it was anticipated that the architect could produce reconceptualized designs within 60 days.

Action: On a motion by Councilmember Metropulos, seconded by Councilmember Warden, Resolution 9399 approving Professional Services Agreement with Field Paoli Architects for architectural consultant services for the Belmont Library and amending the FY 2003 Budget and approving a Supplemental Appropriation was unanimously approved by a show of hands.

NEW BUSINESS

Discussion and Direction regarding Planned Development Review.

Community Development Director Ewing stated that this Council Priority Calendar item was the first step in preparing a zone text amendment for a Planned Development (PD) ordinance. The proposal is to initiate a three-step process consisting of Preliminary Review (optional), Conceptual Development Plan (CDP), and Detailed Development Plan (DDP).

He also stated that existing findings for conditional use permits, currently required for PD districts, had been an issue during the approval process of a recent amendment to a PD project. He clarified that the recommendation was for Council to direct that those findings be amended to address physical elements of the project, not the specific use.

In response to a question from Mayor Wright, Community Development Director Ewing clarified that although the City processes only one or two amended PD projects per year, each is problematic because of the type of findings that need to be met under the current requirements.

Council concurred to direct the staff to have the Planning Commission develop recommendations regarding amendments to the required findings for Planned Development districts.

RECESS: 8:33 P.M.

RECONVENE: 8:43 P.M.

Pavement Management Program Presentation

Public Works Director Davis stated that the development of a Pavement Management Program would assist the City in formulating street maintenance priorities. He introduced Margo Yap from Nichols Consulting Engineers, Inc., who prepared the Pavement Management Program report for the City. He stated that the goal of tonight's presentation would be to seek Council direction on whether or not Belmont should have different Pavement Condition Indexes (PCI's) for different types of streets, and if so, indicate what those indexes should be. He clarified that this would help staff develop an implementation plan for road improvements over the next ten years.

Margo Yap, Nichols Consulting Engineers, gave a brief overview of Belmont, and stated that there were 69 miles of roads falling within three categories: arterials, collector, and local. She explained that the MTC (Metropolitan Transportation Commission) system measures what kinds of streets a city has, how healthy they are, and how much money it will cost to maintain or improve those streets. She clarified that a plan is required in order to qualify for a variety of State and Federal road improvement grants.

Ms. Yap explained the PCI process, stated that roads are rated on a scale of 1-100, and that this scale is broken out into six categories: Excellent (85-100), Good (70-84), Fair (50-69), Poor (25-49), Very Poor (10-24) and Failed (0-9). She clarified that one-half of Belmont's roads are good to excellent, and 25 percent are considered in poor condition. She added that the current average PCI for Belmont is 65, which is in the bottom third of other cities. She commented that Belmont, along with other cities, are experiencing drops in their average PCI, due to declining budgets.

Ms. Yap gave a detailed analysis of the PCI and budget scenarios, and extensive Council discussion ensued regarding the analysis relative to funding strategies. Public Works Director Davis stated that it makes good sense to maintain good streets rather than place all your resources on one or two poor streets.

Councilmember Warden stated that the PCI should be different for different types of streets, and he would like to see the backlog of maintenance items reduced.

Councilmember Bauer stated that he agreed it makes sense to have different indexes for different types of streets, but that it was hard to justify maintaining good roads while others were failing.

Mayor Wright stated that street maintenance was one of the most important infrastructure issues in Belmont. He also stated that the City has been investing well in its roads.

Council concurred to set a target PCI of 85 for arterial streets, that the backlog of street maintenance issues be maintained or reduced, if possible, and that the remaining variable would become the PCI for the collector and local streets.

Adjournment – at this time being 9:27 P.M., the Regular Meeting of the Belmont City Council was adjourned.

Terri Cook
City Clerk

Meeting tape-recorded and videotaped.

Tape No. 553